



**Thorntons**  
The right way to move

## 2 East Port Falkland

Cupar, Fife, KY15 7DA







## Summary

Desirably situated in the historic conservation village of Falkland, with a private south-facing garden area and on-street parking, this charming semi-detached cottage boasts two double bedrooms, a bright bathroom, and generous living spaces (comprising a breakfasting kitchen, a dining room, and a living room) that are interconnected and all south-facing. The surprisingly spacious home is set over two floors, with abundant traditional character, tastefully muted décor, and classical modern additions. Extras: All fitted floor and window coverings and light fittings are included in the sale.

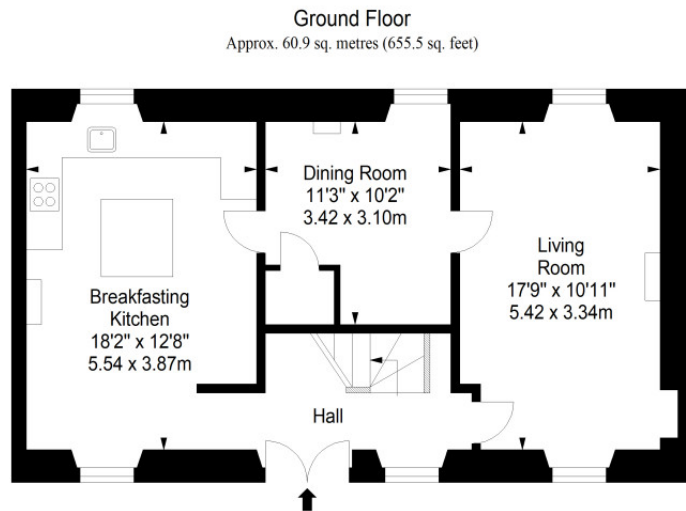
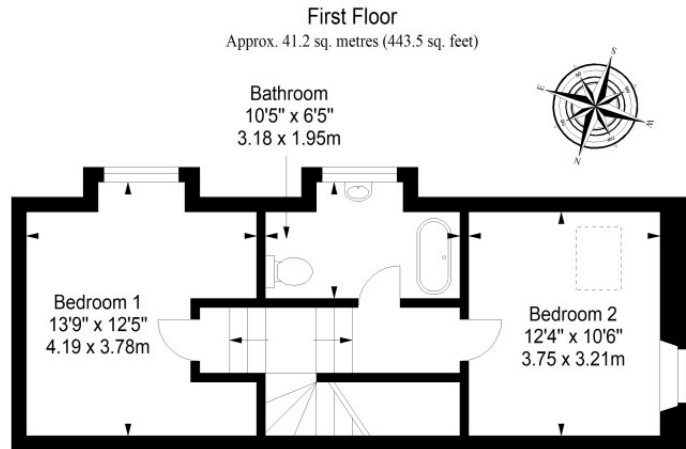
## Features

- Desirable village with everyday shopping
- Two-storey semi-detached cottage with sunny and characterful interiors
- Light and airy entrance hall
- Dual-aspect living room with fireplace
- Bright dining room with storage and fireplace
- Classic oak-inspired kitchen with a sunny aspect and breakfast area
- Two good-sized double bedrooms
- Bright bathroom with a rolltop bath
- Private south-facing rear garden area (with shared access from the front)
- Restricted on-street parking
- Gas central heating and partial double-glazing





# Floorplan



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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